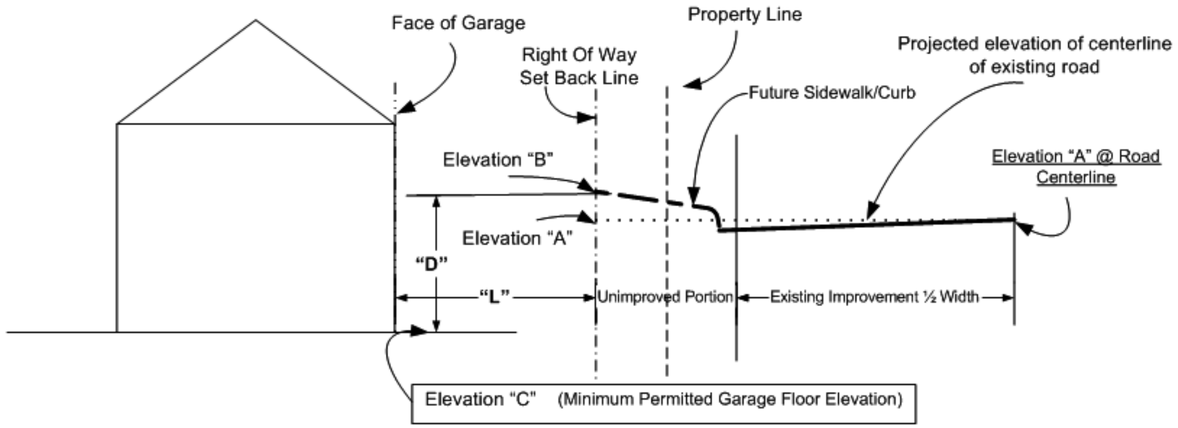
CASE D: PROJECT/BUILDING IS BELOW ROAD ELEVATION WITH LESS THAN MINIMUM RIGHT OF WAY WIDTHS



Step 1: Project centerline elevation of the road to intersect with the property line: Elevation "A" in feet is: → A=

Step 2: Add 6" (0.5 foot) to elevation "A" to calculate elevation at "B", B = A + 0.5 : Elevation "B" is: → B=

Step 3: Determine distance between garage face and Right of way setback line : Dimension "L" is: → L=

Step 4: Based on the value of "L", use Table 2 and find the corresponding "D", (the designer may use a drop less than the "D" value shown in Table 2) → D=

Step 5: Given "L" and "D", calculate" "C", minimum permitted garage floor elevation: C = B - D → C=

NOTES:

1) This standard drawing is applicable to projects that DO NOT satisfy the minimum right of way requirements, see Seattle Street Improvement Manual Requirements Section Table 1 on Page 2-4 and arterial list on Appendix A. Applicant/designer shall check to ensure minimum right of way is available for the project's land use zone category prior to using this criteria/document/ guideline.

2) This standard is applicable to arterial and non arterial roadways. Refer to Seattle Street Improvement Manual for Minimum Right Of Way widths.

3) There are scenarios in which the developer does not have to give the City any Right of way, but must allow a set back for future street improvements.

4) There are scenarios in which the developer gives the City Right Of Way, but they do not have the minimum right of way requirement.

5) For L≤5'-6", a building grade sheet shall be obtained from Seattle Department of Planning and Development.

Table 2: Driveway Slope Table

Up @ 2% then down over Crest (6.4 Degree) curve to 20% to Sag (4.7 Degree) curve to Flat floor 0%		
Driveway length on site "L" (feet)	Maximum driveway drop "D" (feet)	Maximum driveway drop "D" (Inches)
6	0.58	6 7/8
7	0.67	8 1/8
8	0.77	9 1/2
9	0.87	10 3/8
10	0.96	11 1/2
11	1.06	12 3/4
12	1.16	13 7/8
13	1.25	15
14	1.35	16 1/8
15	1.44	17 3/8
16	1.54	18 1/2
17	1.64	19 5/8
18	1.73	20 3/4
19	1.83	22
20	1.93	23 1/8
21	2.02	24 1/4
22	2.12	25 3/8
23	2.32	27 7/8
24	2.52	30 1/4
25	2.72	32 5/8
26	2.92	35

NOTE: For each additional foot of "L" add 0.2' to the corresponding "D" dimension. Example: L=29' => D = 3(0.2) + 2.92 = 3.52'

DPD/SDOT Drawing # BM-0001

BGS CRITERIA	2/9/2004	Rev 3